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PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Mike Deskin
Elias Y. Esquer
Bob Gasser, Chair
Steve Idle
Dan Killoren
Ann Patterson
Liz Wilson, Vice-Chair

Alternate Members:
Donna Marshak
Kriste Melcher

♦ ♦ ♦

**HISTORIC PRESERVATION
OFFICE**

Joe Nucci, RA / HPO
E Hansen

♦

The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

♦

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Tempe Historic Preservation Commission [Tempe HPC] **MEETING MINUTES**

Meeting Date: Thursday, June 19, 2008

Location: Hatton Hall
34 East Seventh Street

Commissioners
Present:

Elias Esquer Donna Marshak
Bob Gasser Kriste Melcher
Dan Killoren
Ann Patterson
Liz Wilson

Staff Present: Amy Douglass Joe Nucci
E Hunter Hansen Mark Vinson

Public Present: Vic Linoff Lisa Roach Pamela Rector Patricia Olson
Date Palm Manor Neighbors: Steve Stewart,
Carolyn Jenkins, Adrienne Decker, Biddy Hayden,
Manjula Vaz, Sherry Garber, Mark Petiford,
Chenli Petiford

Call to Order: 6:00 PM, Bob Gasser, Chair

1. Call to Audience

- Information only; no public comments
- Chair / HPC welcomes new 'Alternate' Commissioner Kriste Melcher
- Former 'Alternate' Steve Idle is now Commissioner

2. Approval of HPC Meeting Minutes 05/08/08 Tempe HPC meeting

MOTION: TO APPROVE THE 05/08/08 MINUTES WITH ONE CORRECTION TO PAGE 2, REMOVE 'NON' FROM CONTRIBUTING TRANSMITTER HOUSE. **APPROVED** 6-0, WITH ALTERNATE MEMBERS MARCHAK AND MELCHER ALSO VOTING TO APPROVE.

[agenda reordered at Chair's discretion]

4. Date Palm Manor Historic District Discussion

Steve Stewart, Date Palm Manor Neighborhood

- Post-WWII Study identified Date Palm Manor as strong candidate for designation
- Opinion of HPC / HPO that DPM possesses high degree of integrity; encouraging application
- Q: What are the caveats pro's and con's; what does designation mean? A: Regional and national history of increased property values for comparable properties; Sense of pride / ownership; typically see higher owner-occupied properties; 50% in state property tax
- Any building permit application would trigger HPO / HPC review of modifications
- Major difference compared to Maple-Ash Neighborhood is multi-family zoning in MANA vs. single-family [R1-6] in Date Palm Manor; excluding commercial on the arterial fringe
- DPM has apartment buildings which may be part of original plat / period of significance
- DPM has 35 homes, and currently about 10 rentals

- Q: What are Prop 207 concerns? A: These are less important with DMP simply because of conformity of all single-family underlying zoning
- Q: What are the caveats to selling a home? What happens at that point in time? A: Historic 'H' overlay is parcel-based and stays in place regardless of owner[s]; normal review of proposed modifications required
- Q: What are the covenants / restrictions? A: The Tempe Historic Preservation Ordinance is available online; outlines review process which is mostly advisory to Council
- Q: How long would the designation process take? A: City process takes anywhere from 90 – 120 days with two [2] public hearings at CC, one [1] at DRC, one [1] at HPC and one [1] 'Neighborhood Meeting' – required by Ordinance
- City now requires property applicants to sign property waivers to hold city harmless from any Prop 207 claims for ANY and ALL zoning-related applications, including historic designation [available online]
- Q: What are the next steps? A: Set up information-only neighborhood meeting which would include a presentation on process, consequences, benefits, etc.
- Q: There exists 'odd' architecture in neighborhood. Who decides how much change is too much change? A: HPC / HPO can determine eligibility for local register, SHPO for State / Fed; City attempts to have parallel processes / eligibility requirements
- Request for letter from City to all DPM property owners and residents
- Likely use original plat as district boundaries
- Request to property owners for photos, documents, etc. related to DPM
- Richard Harris, ASU, study on date palms noted as potential source for historic information
- Neighborhood informational meeting scheduled for Saturday, 2 August 2008
- Determine meeting location availability with adjacent LDS Seminar Building near Tempe High School

3. Public Meeting for the designation of the Tempe [Hayden] Butte

[THPR #34 - pending]

- Chair read legal script for 'Public Meeting' requirement into record
- Q: Should SRP's transmitter house [1949] on top of Butte be listed as contributing or non-contributing element? Although age-eligible, not a significant use; being used as such today
- Recommend deleting the word 'landscape' which is not in ordinance and potentially confusing, as well as 'landmark' which has an entirely different meaning all together
- There are over 500 petroglyphs which related to the under-stated / represented archaeological component of the significance / designation – should be further developed
- Q: Should we limit the period of significance? A: No – Butte is important for broad / cultural / social period of significance during community's history
- Mexican-American and native Maricopa significance should be balanced
- Consensus to list transmitter house as contributing element
- Public comment: "I think it's great." - support for designation

MOTION: TO APPROVE THE DESIGNATION OF THE TEMPE [HAYDEN] TO THE TEMPE HISTORIC PROPERTY REGISTER [AP]; MOTION SECOND [LW]; APPROVED 6:0, WITH ALTERNATE MEMBERS MARCHAK AND MELCHER ALSO VOTING TO APPROVE.

5. Discussion ASU's Historic Preservation Coordinator

Patricia Olson

- Newly-appointed ASU Historic Preservation Coordinator Patti Olson
- Hiring marks new era for ASU, desire to improve relations from here
- Currently eight [8] buildings on ASU-Main Campus listed on NR [see map dated 5/29/2008]
- ARS requirement to identify, preserve, determine eligibility for and to make modifications according to the Secretary of Interior's Standards
- New National Register Nominations in planning stages
- Archaeological surveys [including La Plaza / McCallister], being conducted
- Producing new HP Inventory Forms, updating older ones, as well as buildings now 50 years age-eligible
- In the event of proposed alterations, ASU is continuing Section 106 Review in coordination with SHPO
- Applying for two [2] Heritage Fund Grants including Matthew's Hall and Harrington Birchett House

- Geodesic Dome from Valley National Bank Building [Rural + Apache] is currently being stored off-site, and will be relocated to Vista del Sol Apartments [south of Apache Blvd]; will be visually and publicly accessible as ramada
- Kerr Cultural Center [Scottsdale] has a conservation easement placed for 50 years, including two adobe structures; property was private donation in late 70s
- ASU updates to HPC on quarterly basis; new ASU HP website to launch at end of month
- Commissioner Idle works for ASU, and will recuse himself in any ASU-related votes / recommendations
- Q: What is the status of the Birchett House maintenance? A: It is high on the priority list for ASU. Q: What are the plans for adaptive re-use? A: ASU is developing a HP Plan, and has plans for stabilization
- It is a priority of Dr. Crow's to preserve Birchett House
- HPC: Historic landscape elements, including the Italian cypress, are essential and need restoration / replanting
- HPC / City Staff: Rear yard included aviary for Guess Birchett; has high degree of importance to Tempe culture / community
- HPC: It is really encouraging to hear HP activities of ASU; encourage it to continue to grow
- Request for HPC to be updated on ASU projects on the fringe / edge of campus due to impact on community
- HPC / City Staff: Desire to have ASU included in National Register Nomination for Tempe [Hayden] Butte as geographic feature; as well as future planning efforts
- Public comment: Tempe HPC has had huge influence on shaping public policy for ASU, they should be credited for their ongoing collaborative work and efforts

6. Discuss + Consider Chair / Staff Updates:

- **City Policy / Process regarding Prop 207 / HD designations** – currently operating under current HP and zoning ordinance, with the addition of the requirement of property owner waivers
- **Roosevelt Addition Progress Report** – Hired consultants have started work; hosting Roosevelt Addition Historic District neighborhood meeting, Wednesday, 16 July 2008, Westside Multi-Gen Center, 7PM
- **'Historic District' street signs redesigned** – new design features icon landscape element[s] specific to each individual historic district; currently 4 districts; install later this summer / early fall
- **Braun-Gutierrez House [1290 S. Maple Ave.] designation application schedule** – designation process to resume in fall at applicant request due to summer schedule; encourage additional individual property owners in Maple-Ash to apply for designation

7. Report on 6th Annual AZ Statewide Historic Preservation Conference, Rio Rico, 12-14 June

- Conference attended by Commissioners Esquer, Gasser, Killoren and Wilson; HPO staff Joe Nucci and Hansen
- Hansen was a featured speaker at conference session addressing impact of statewide Proposition 207

8. Discuss Future Agenda Items / Next Meeting Date Thursday, 08/14/08

- Once hired, invite new ASU Campus Architect to HPC meeting
- No July 2008 meeting
- Two [2] preservation-related neighborhood meetings before August 2008 HPC meeting:
 - Date Palm Manor informational meeting Saturday, 2 August 2008, location t.b.d.
 - Roosevelt Addition Historic District neighborhood meeting, Wednesday, 16 July 2008, Westside Multi-Gen Center, 7PM

Meeting adjourned at 8:10 PM.

Minutes scheduled for Tempe HPC approval on 08/14/2008.


Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins061908.doc

HPCmins061908.doc filed City Clerk 08/15/08 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:

Review comments received from:

